

104.0

0002

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

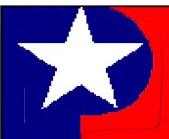
687,700 / 687,700

USE VALUE:

687,700 / 687,700

ASSESSED:

687,700 / 687,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MIRAKIAN ALAN D & LINDA S	
Owner 2:	
Owner 3:	

Street 1: 47 LONGMEADOW RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1062 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8900		Sq. Ft.	Site		0	70.	0.77	4									480,900						480,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8900.000	206,800		480,900	687,700		66733
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

PREVIOUS ASSESSMENT								Parcel ID	104.0-0002-0010.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	206,800	0	8,900.	480,900	687,700		Year end	12/23/2021
2021	101	FV	199,500	0	8,900.	480,900	680,400		Year End Roll	12/10/2020
2020	101	FV	199,500	0	8,900.	480,900	680,400		Year End Roll	12/18/2019
2019	101	FV	176,200	0	8,900.	480,900	657,100		657,100 Year End Roll	1/3/2019
2018	101	FV	172,900	0	8,900.	412,200	585,100		585,100 Year End Roll	12/20/2017
2017	101	FV	172,900	0	8,900.	384,700	557,600		557,600 Year End Roll	1/3/2017
2016	101	FV	172,900	0	8,900.	329,800	502,700		502,700 Year End	1/4/2016
2015	101	FV	172,100	0	8,900.	295,400	467,500		467,500 Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
	787-75		1/1/1901	Family		No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
6/27/2014	760	Alterati	6,000						9/13/2018	MEAS&NOTICE	CC	Chris C						
6/4/2014	610	Manual	4,600						7/2/2014	Info Fm Prmt	PC	PHIL C						
10/1/2004	958	Re-Roof	4,000						6/24/2014	External Ins	PC	PHIL C						
									6/3/2009	Measured	189	PATRIOT						
									11/10/1999	Mailer Sent								
									10/26/1999	Measured	264	PATRIOT						
									9/4/1991		JK							

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 19 - Ranch	1	Rating: Average	Full Bath: 1	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:				
Sty Ht: 1 - 1 Story			OthrFix:	Rating:													
(Liv) Units: 1	Total: 1																
Foundation: 1 - Concrete																	
Frame: 1 - Wood																	
Prime Wall: 4 - Vinyl																	
Sec Wall:	%																
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: TAN																	
View / Desir:																	
GENERAL INFORMATION			CONDO INFORMATION														
Grade: C - Average			Location:														
Year Blt: 1952	Eff Yr Blt:		Total Units:														
Alt LUC:	Alt %:		Floor:														
Jurisdict:	Fact:	.	% Own:														
Const Mod:			Name:														
Lump Sum Adj:																	
INTERIOR INFORMATION			DEPRECIATION														
Avg Ht/FL: STD	GD - Good	18. %	Phys Cond:														
Prim Int Wal 1 - Drywall			Functional:		%												
Sec Int Wall:	%		Economic:		%												
Partition: T - Typical			Special:		%												
Prim Floors: 3 - Hardwood			Override:		%												
Sec Floors:	%	Total: 18.6 %															
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext:																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME			Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS			PARCEL ID 104-0-0002-0010.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	